



Roll Call Number

Agenda Item Number

44

Date February 11, 2008

WHEREAS, on January 28, 2008, by Roll Call Nos. 08-151 and 08-152, the City Council duly resolved that it would close the public hearing and give first vote for passage on a proposal from Foods, Inc. (owner) to rezone certain property located in the vicinity of 3425 Ingersoll Avenue, Des Moines, Iowa from the NPC and R1-60 district classification to the PUD Planned Unit Development district classification; and

WHEREAS, by Roll Call No. 08-151 the City Council further resolved that it would continue the hearing on the PUD Conceptual Plan proposed by applicant Foods, Inc. until its next regular meeting on February 11, 2008, and directed City staff to work with the applicant and the neighborhood to amend the proposed Conceptual Plan to incorporate certain changes discussed by the City Council at the hearing on January 28, 2008; and

WHEREAS, City staff, applicant, and concerned residents from the affected neighborhood have met and negotiated certain conditions responsive to the City Council's resolution; and

WHEREAS, the Director of the Community Development Department recommends approval of the amended PUD Conceptual Plan, subject to the conditions set forth in this letter attached below.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts, statements of interested persons and arguments of counsel, the objections to said proposed amended PUD Conceptual Plan is hereby overruled and the hearing is closed.
2. The proposed amended PUD Conceptual Plan is hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan.
3. The amended PUD Conceptual Plan for the Property, which is on file in the Community Development Department, is hereby approved, subject to the Plan being amended to satisfy the following conditions, and subject to a finding by the Director of the Community Development Department that such conditions have been satisfied by the amendments to the plan:
 1. Dahl's is responsible for providing "Ingersoll Streetscape" improvements along Ingersoll Avenue and is responsible for maintaining the streetscape improvements on the adjoining rights-of-way until the first fiscal year commencing after a SSMID is created to fund that maintenance.



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2. Dahl's shall continue to work with the North of Grand Neighborhood Association and City Staff regarding the landscape, streetscape and lighting design along 35th Street, Woodland Avenue and 34th Street. The North of Grand Neighborhood Association will be consulted prior to approval of the Final Development Plan by the Community Development Director.
3. Dahl's shall maintain environmental and energy conservation measures in substantial compliance with the February 6, 2008 memorandum, "Ingersoll Ave. Dahl's Foods Environmental and Energy Conservation Measures."
4. All existing and proposed public easements shall be identified on the PUD Concept Plan.
5. A storm water management summary statement shall be provided on the PUD Concept Plan.
6. The final bus stop location shall be coordinated with DART and the City Traffic Engineer prior to approval of the Final Development Plan.
7. Building materials shall predominantly consist of brick masonry, which may include "thin-brick" pre-cast concrete.
8. A public access easement must be provided for the portions of the sidewalk along Woodland Avenue that are located on private property.
9. Dahl's shall be responsible for improvements made to the 34th Street pavement as necessary to handle truck traffic and allow on street parking as determined at the PUD Final Development Plan stage. Upon final determination of the necessary improvements and costs, the City may consider the value of sanitary sewer and storm sewer easements in lieu of a portion of Dahl's obligation for costs to improve 34th Street.
10. The following PUD "Development Standards" notes shall be placed on the plan.

"PUD DEVELOPMENT STANDARDS

- a) Use of the property is limited to those uses allowed in the "C-1" Neighborhood Retail Commercial District including a maximum 67,854 square foot grocery store; 2,000 square foot retail space; and a 3,600 square foot convenience store with a maximum of 5 gas pumps (10 fueling stations).
- b) The installation of decorative fencing and/or a masonry wall is required along Ingersoll Avenue and the portion of 35th Street frontage that is adjoined by the parking lot. Landscaping materials used in these areas shall provide a vertical edge along the streets.
- c) The installation and maintenance of a masonry wall and landscaping to buffer all loading dock areas from adjoining properties and public right-of-ways is required.
- d) The use of chain link fencing is prohibited.
- e) The use of overhead utility service lines to any building is prohibited.
- f) Parking lot lighting is to be down-directional with a sharp cut-off with a pole height of not to exceed 20' in the parking lot and 15' along pedestrian paths. Fixtures are to be similar in style or complimentary to a black KIM Archetype light fixture.
- g) Site lighting levels shall be no greater than 1-foot candle at all points along all property lines.
- h) Bike racks are to be installed near the entrance of all buildings.



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- i) The use of spandrel glass or other highly reflective glass on any building with direct access from Ingersoll Avenue or along Woodland Avenue is prohibited.
- j) Customer entrance doors on the c-store / retail building shall be provided along the Ingersoll Avenue frontage. All customer entrance doors shall be open during regular business hours.
- k) All overhead and service doors will be of a color that matches the primary color of the building.
- l) Any long-term outdoor cart storage areas must be located adjoining the building and screened with a masonry wall that is integrated with the building.
- m) Deliveries shall be limited to between the hours of 6 AM and 10 PM daily.
- n) Temporary and seasonal outdoor sales are prohibited on any parking or drive aisle areas. Temporary or seasonal sales are only permitted in areas abutting the south façade of the grocery store building or on the plaza immediately south of the grocery store building provided a minimum 6' wide pedestrian access is maintained.
- o) Fuel pump canopy signage is prohibited.
- p) The fuel pump canopy support columns shall be enclosed with a masonry product that generally matches the convenience store.
- q) The minimum clearance height under the canopy shall be no less than 13 feet – 9 inches and the maximum canopy height shall not exceed 17 feet.
- r) All gas canopy lighting (including lenses) must be recessed within the canopy ceiling and the side fascia shall extend 12-inches below the canopy ceiling, except for directional spotlights pointed at the fuel pumps.

Moved by _____ to adopt.

APPROVED AS TO FORM:



 Michael F. Kelley
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk



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February 6, 2008

Honorable Mayor and City Council
City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50311

Re: Ingersoll Ave. Dahl's Foods Environmental and Energy Conservation Measures

Mayor Cownie and Members of the City Council:

Dahl's Foods is committed to improving the energy conservation and sustainable aspects of its Ingersoll Ave. location. The items outlined below are intended to address many of the questions raised at the January 28, 2008 City Council meeting in regards to environmental concerns.

Building Envelope Insulation: ASHRAE Standard 90.1 is the basis for the requirements for energy efficiency in commercial buildings in Iowa, as well as most of the United States, and establishes minimum insulation levels for buildings. Dahl's specifies roof insulation that exceeds the minimum requirements, and utilizes low-E insulated glass on all windows and skylights. The overall heat loss/gain from the roof, walls, and glazing on a Dahl's project is approximately 8% less than the Standard requires. A white roofing membrane is specified to further reduce heat absorption in summer months.

Lighting Control: Dahl's utilizes occupancy sensors to reduce lighting in offices, restrooms, and walk-in coolers whenever possible. Sales floor lighting is programmable, allowing for reduced lighting during periods of low occupancy and when daylight is adequate.

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Daylighting: The southern exposure of the windows and skylights being incorporated in the design of Dahl's Foods enhances the experience of shoppers and employees by providing natural daylighting within the building and reducing the need for artificial lights.

Reclaiming heat from refrigeration systems: Dahl's utilizes heat reclamation from refrigeration systems on their projects to provide energy for heating domestic water and/or space heating. This reclaimed heat is then used to offset natural gas that would be used for heating domestic water. When reclaimed heat is not sufficient to produce all the domestic hot water required, the 96% efficient (standard is 80%) water heater specified will provide the additional heat needed to ensure the building has adequate hot water for domestic uses.

Return air through refrigerated cases: Pulling return air through the refrigerated cases has multiple benefits to the building. It is inherently difficult to maintain space comfort levels in the refrigerated/frozen foods departments using conventional air distribution. Dahl's designs incorporate "case returns" where the return air to the HVAC systems is drawn through the cases from near the floor. As a result, the conditioned air is pulled down into the occupied zone, thus improving comfort levels for customers and employees. As this air is drawn through the cases it draws moist air away from the product displays and reduces fogging of cases and merchandise. The air also is pre-cooled as it passes through the refrigerated cases, therefore, reducing energy consumption by the HVAC equipment and, in some projects, reducing the size of the installed equipment.

HVAC Systems: Dahl's utilizes various roof mounted equipment that incorporates humidity control and hot gas reheat to reduce energy consumption. The efficiency rating of the equipment specified by Dahl's exceeds the requirements of ASHRAE 90.1 Energy Standards by approximately 20%. A direct digital control energy management system is utilized to optimize performance of the equipment and allow scheduling that reduces energy consumption during off peak store hours.

Refrigeration Systems: The refrigerated coolers/freezers in Dahl's stores utilize Hussmann Always Green high efficiency coils and fan motors, as well as LED lights to reduce energy consumption. Also incorporated into the cooler design for the stores are high efficiency doors and integrated night curtains to reduce energy lost into the surrounding spaces.

Indoor Air Quality: The design of Dahl's Food stores provides significantly more ventilation air than is required to meet current Indoor Air Quality standards.

Reduced water consumption: While using low water consumption fixtures does not have a direct impact on the energy consumption of the building, the resulting reduced consumption will have a direct impact on water use and sanitary disposal costs. Dahl's installs low flow toilets (1.6

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GPF) and urinals (1.0 GPF) on all their stores. Lavatories in the toilet rooms are provided with flow restrictors that limit the faucets to 0.5 gpm.

Recycling: Dahl's utilizes extensive recycling of waste packaging that is generated at their stores.

Compact site plan: Recognizing that a significant numbers of customers arrive on foot or via the bus, Dahl's has created a plan with less surface parking than its typical store, which will result in less run-off. In addition, all run-off from the site will be filtered for pollutants.

Transportation alternatives: The site plan provides pedestrian access routes from 34th St., 35th St. and Ingersoll Ave., including a pedestrian promenade from Ingersoll Ave. Working with DART, the bus stop is being moved closer to the promenade to allow for easy access for bus riders to the store entrance. Bike racks shall be located near both the grocery store and the building on Ingersoll Ave.

Additional street trees and landscaping: Dahl's has committed to providing additional street trees to the perimeter of the project site and extensive landscaping.

E-85: Environmentally-friendly, ethanol-based E-85 shall be sold at one of the gas pumps.

If you have any questions or concerns about this or any other aspect of the project, please do not hesitate to contact me at 246-4519 or 205-2158.

Very truly yours,

Lawrence I. James, Jr.

Dahls Grocery/Convenience Store Concept



CEC

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